



Facts About...

MARYLAND CITY PLAZA SHOPPING CENTER (VOLUNTARY CLEANUP PROGRAM)

Site Location

This 14.17-acre property is located at 3401 to 3495 (odd numbers only) Fort Meade Road in a commercial and residential part of Laurel, Anne Arundel County, Maryland 20724. The closest surface water body is an unnamed stream located one-quarter mile northeast of the property that discharges into the Little Patuxent River. The site is located within a groundwater use area. Public water and sanitary sewer services are supplied to the property by the Anne Arundel County Department of Public Works.

Site History

Prior to the construction of the shopping center in 1977, the area was developed with single-family homes. In March 1982, the present owners, Combined Properties Limited Partnership, acquired the property. Additional tenant spaces were constructed in 1989 and 1990. Demolition and remodeling of the fire-damaged grocery store was completed in March 2004.

Currently, it is a 177,000-square-foot at-grade commercial shopping center which consists of strip shopping center buildings and multiple paved parking areas. The shopping center is occupied by multiple commercial tenants and a Shoppers Food Warehouse store. The Maryland City Valet, a former dry cleaning facility on the property, occupied tenant spaces 3449 and 3461. The most recent dry cleaning operation, Kim's Cleaners, occupied tenant space 3461 until 2001. A beauty salon currently occupies this tenant space.

Environmental Investigations and Actions

Two Phase I Environmental Site Assessments (ESAs) were completed in 1994 and 1996, respectively. The disposal of tetrachloroethene (PCE) at the Maryland City Valet facility was identified as a potential recognized environmental condition for the property. In September 2001, the on-site dry cleaning machine and associated PCE wastes were removed from tenant space 3461. A March 2004 Phase I ESA identified PCE as a contaminant of concern due to its use at the former dry cleaning facility. A subsurface investigation was conducted in April 2004. Soil and groundwater samples were collected and analyzed for volatile organic compounds. PCE and its degradation products were detected in groundwater samples at levels exceeding the Maryland Department of the Environment's cleanup standards, but soils contaminated with PCE did not exceed the cleanup standards. Additional subsurface investigations performed at the property in 2004 indicated that the groundwater contamination plume did not impact off-site properties. Indoor air monitoring and sub-slab soil gas monitoring at tenant space 3461 were completed in August 2005.

Current Status

In August 2004, Maryland City Plaza Limited Partnership submitted a Voluntary Cleanup Program application for the property seeking a No Further Requirements Determination (NFRD) as a responsible person. The NFRD issued on February 7, 2007, authorized use of the property for commercial/industrial



purposes, imposed a groundwater use prohibition, required groundwater characterization prior to disposal, and use of a vapor barrier or additional subsurface testing for new building construction.

Contact

For additional information, please contact the Land Restoration Program at (410) 537-3493.

Last Update: April 2008

